



## 50 Hermon Road, Maesteg, CF34 0ST Offers In The Region Of £150,000

Ferriers Estate Agents are delighted to bring to the market for sale this beautifully presented and generously sized, three bedroom terraced property situated in a popular area within Caerau. Perfectly located for access to a local primary school and offers easy access to public transport links towards Maesteg and Port Talbot. The accommodation briefly comprises:- entrance hallway, lounge / diner, cloakroom and a kitchen to the ground floor. Landing, three bedrooms and a family bathroom to the first floor. The property further benefits from gas central heating via a combination boiler, uPVC double glazing throughout, a front garden and an enclosed rear garden with secure off-road parking for two vehicles. This is a home ready for its next owners to simply unpack and enjoy from day one!

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = D.

Council Tax Band = A.

## Ground Floor

### Entrance Hall 2'11" x 6'11" (0.90 x 2.13)

Entry via a uPVC double glazed door, skimmed ceiling, skimmed walls, wood effect laminate flooring, door into:-

### Lounge / Diner 15'8" x 21'1" (4.78 x 6.45)



Skimmed ceiling, skimmed and papered walls, wood effect laminate flooring, two radiators, carpeted staircase leading to the first floor, dual aspect - uPVC double glazed Bay window to the front and uPVC double glazed window to the rear, door into the kitchen, under stairs door into:-

### Cloakroom 2'2" x 5'8" (0.67 x 1.75)



Skimmed ceiling, skimmed and tiled walls, wood effect laminate flooring, chrome heated towel rail, two piece suite comprising a vanity wash hand basin and a low level W.C.

## Kitchen / Diner 9'3" x 13'2" (2.83 x 4.02)



Skimmed ceiling with spotlights, skimmed walls with tiled splash backs, tiled flooring, radiator, a range of base and wall mounted units with a complimentary work surface housing a one and a half bowl ceramic sink/drainer with stainless steel mixer tap, integrated appliances to include an eye level oven and microwave, five ring gas hob with curved glass cooker hood, fridge/freezer, dishwasher and a slimline wine cooler, uPVC double glazed windows to the side and rear, uPVC double glazed door to the side providing access into the rear garden.

## First Floor

### Landing



Skimmed ceiling with loft access, skimmed walls, four doors off:-

Bathroom 9'1" x 11'10" (2.78 x 3.61)



Skimmed ceiling with spotlights, tiled walls with niches, tiled flooring, chrome heated towel rail, four piece suite comprising a whirlpool bath with built-in jets, shower enclosure, wall hung double wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

Bedroom One 9'0" x 12'9" (2.76 x 3.89)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

Bedroom Two 9'10" x 7'10" (3.01 x 2.40)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

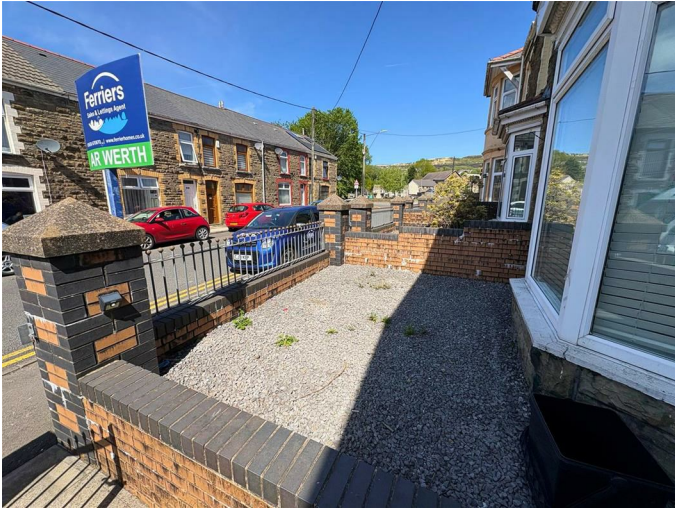
Bedroom Three 6'5" x 9'8" (1.97 x 2.96)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

Outside

## Front Garden



Entry via a wrought iron pedestrian gate, paved steps leading to the property entrance, garden laid with decorative stone chippings, enclosed by brick walls with wrought iron railings.

## Rear Garden

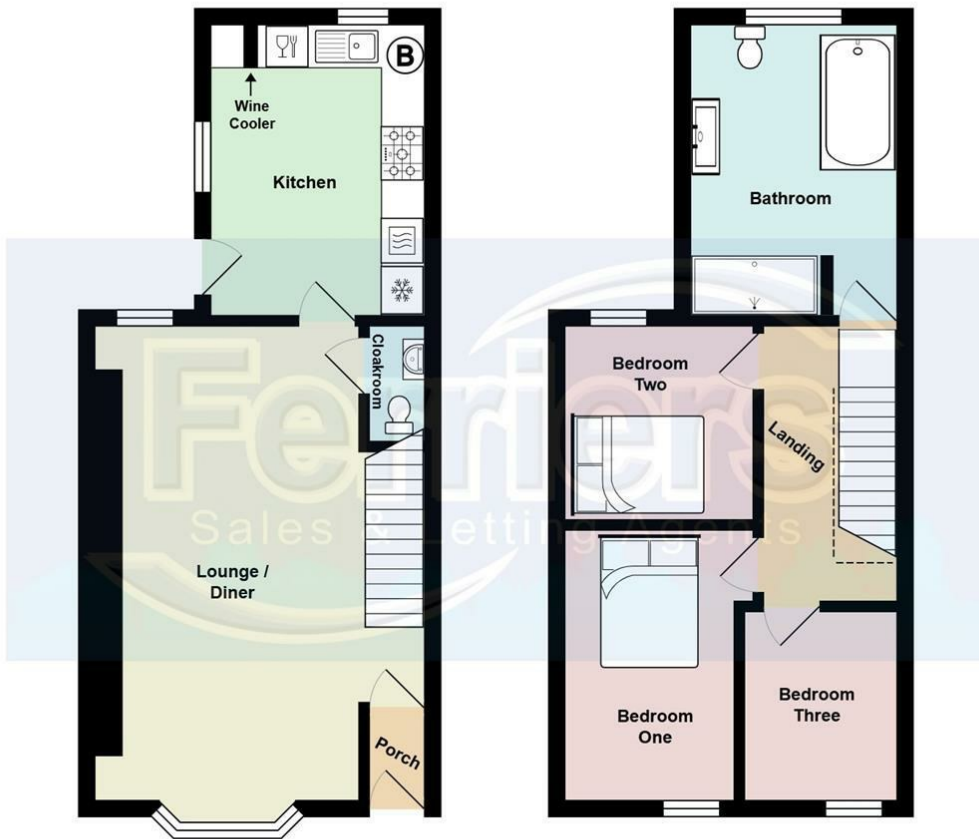


Area laid to concrete, step leading up to a further tier which is laid mostly with artificial turf, block built outbuilding with power & lighting, steps to the rear which leads to a hard standing area providing off-road parking, electric shutter door to the rear, enclosed by block walls, EV charging point.

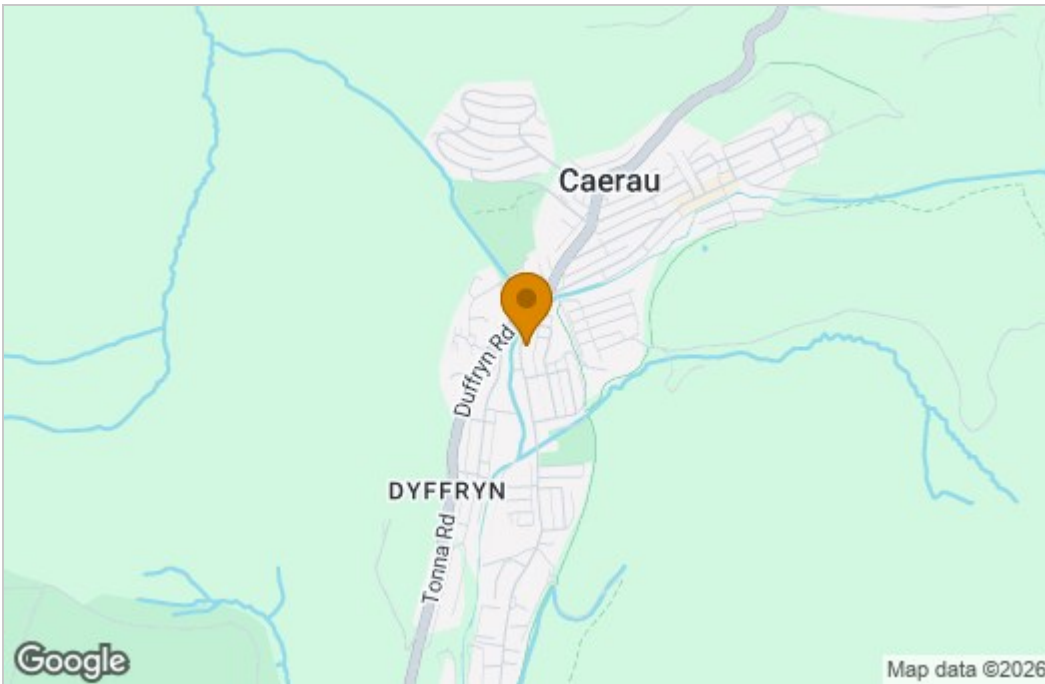
### Outbuilding 10'1" x 5'2" (3.09 x 1.58)

Spotlights in soffit upon entry as well as outdoor wall lights and outdoor socket, internally - skimmed ceiling with spotlights, skimmed walls, double plug sockets, uPVC double glazed French doors to the front, suitable for storage or as an outdoor office / workshop / snug etc.

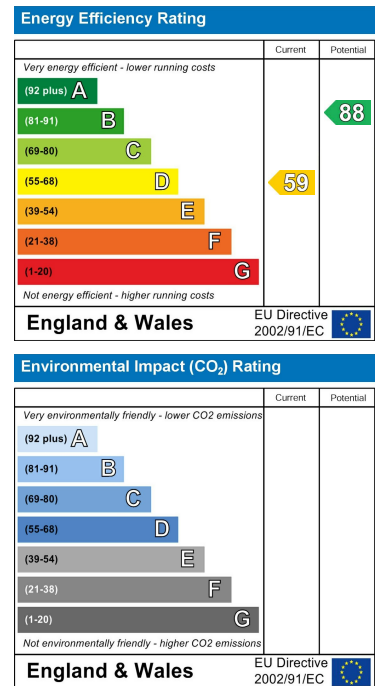
# Floor Plan



# Area Map



# Energy Efficiency Graph



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